

**CITY OF LAS VEGAS
HOUSING AUTHORITY
IMPROVEMENT PLAN
DIRECTOR – Robert Pacheco
July 2013**

Operational Reports

- Modernize thirty-four units that are currently designated “Homeownership” and put them back on our rent roll to increase income and reduce dependency on Capital Funds.
 - RFP for modernization of units ongoing. HUD approved Capital Fund 2011 for homeownership units.
 - Waiting for A/E services to bid out units for rehab.
 - HUD requirements are to divert resources towards UFAS compliance per VCA. This project on hold until PHA achieves compliance with VCA.
 - Letter submitted to HUD in Albuquerque to request that the Homeownership program be started.
 - Letter under review by HUD. New IP to be submitted by Feb 28, 2013.
 - RFP submitted to HUD, waiting response.
 - HA requested and HUD approved to scrap the Homeownership program. Transfer all funds from this program to our operations, renovate 34 units and place them back on the rent roll.
 - HA working on the “Scope of Work” and HUD approval
 - Resolution and letter to SAC required. Working on this now.
- Develop a plan to replace the HOPE VI units at the Marcario Gonzalez site.
 - Working with MFA to finalize the Ordinance
 - Ordinance returned from MFA legal for revisions to be added.
 - Ordinance return to MFA for review and approval.
 - MFA returned Ordinance for corrections.
 - Santa Fe Civic Housing Authority selected. Contract pending.
 - Ordinance approved by MFA. Public Hearing scheduled to Dec 19, 2012.
 - QAP to be submitted by Santa Fe Civic on January 31, 2013 for Tax Credits.
 - Application submitted
 - Pending
 - Tax credit application not funded. City will look at other opportunities to develop affordable housing.
 - Meeting with Luna community college and Habitat for Humanity on developing units. Also meeting with various developers in the area to explore development opportunities.
 - Director to do a housing presentation and give recommendation on the homeownership program and replacing 84 units with tax credits.
 - Waiting for an application under the AHO.

GOAL	IMPROVEMENT PLAN	FINANCIAL RESOURCES	RESPONSIBLE PARTY	START DATE	END DATE
Develop an aggressive financial implementation plan that maximizes leveraging opportunities.	Invest local resources in local services providers <ul style="list-style-type: none"> • Banking Institutions 	Set up meetings with President/or representative to support the FSS program	FSS	6/12/2012	6/30/2013
Progress	No progress as of 1/8/201 2/6/2013 – no progress				

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	<p>3/6/2013 – No progress</p> <p>4/10/13 – HA to look at partnering with other agencies to access funds for affordable housing.</p> <p>5/10/2013 – No change</p> <p>6/18/2013 – no change</p> <p>7/15/2013 – No change</p>				
Modernize and improve city facilities, enterprises, and services. Specific areas targeted for improvement.	<p>Apply for funding</p> <ul style="list-style-type: none"> • CFP • Grant s • RFP for developer 	<ul style="list-style-type: none"> • Capital Funds • Replacement Housing Funds • Homeownership funds 	Housing	6/12/2012	6/30/2014
Progress	<p>Church Street project nearly completed. Three unit are undergoing bathroom remod.</p> <p>Church street project completed on 11/30/2012.</p> <p>Bids for 5 UFAS/Section 504 units scheduled for approval of advertisement on Dec 19, 2012.</p> <p>1/8/2013 – Waiting for HUD to review and approve scope of work.</p> <p>2/13/2013 – Waiting for HUD approval. Training schedule for Thurs on procurement at HUD office on 2/7/2013.</p> <p>3/6/2013 – Waiting for HUD approval.</p> <p>4/10/13 – HA working on cost estimates to renovate five units in the Cholla area. Cost</p>				

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	<p>estimates for the remaining 29 units to be completed by Mid-May 2013. Working on getting cost estimates on window replacement and searching for Weatherization funding. 5/10/2013 – Cost estimates completed. Working on project manual for HUD approval. 6/10/2013 – on going. 7/15/2013 – Waiting for HUD to approve CFP 2013 to commence planning and implantation.</p>				
Create stronger partnerships with public, private agencies and non-profit organizations.	<ul style="list-style-type: none"> Partner with local non-profits 	Organize meetings will be challenging.	Housing Team	6/12/2012	6/30/2013
Progress	<ul style="list-style-type: none"> working with Luna CC on a "Youth Build" grant. The Mental Health Association of New Mexico received grant. Will start working with PHA to provide support services to tenants. MOU signed. One tenant on waiting list. 				

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	<ul style="list-style-type: none">• Working with Eng to develop plans and scope of work for two units for Youth Build.• No change as of 1/8/2013.• No change as of 2/6/2013.• No change as of 3/6/2013.• 4/10/13 – HA to meet with Luna CC on Youthbuild and meet with Habitat for Humanity to seek affordable housing oppourtnties.• 5/10/2013 – ongoing from previous month.• 6/18/2013 – Received application under the AHP Ordinance from Habitat for Humanity. Pending review of application.• 7/15/2013 – Application return because				
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	it was incomplete.				
Develop an eco-friendly community.	<ul style="list-style-type: none"> • Admin Bldg • Electronic files 	Research needs to be done.	Housing	6/12/2012	6/30/2013
Comments	<p>Currently scanning al "dead" files from old tenant to test system.</p> <p>Awaiting to implement Tyler Tech. software to implement scanning of all records.</p> <p>No change as of 1/8/2013.</p> <p>No change – 2/6/2013</p> <p>No change as of 3/6/2013.</p> <p>4/10/13 – No changes.</p> <p>5/10/2013 – No change</p> <p>6/18/2013 – No change.</p> <p>7/15/2013 – No change</p>				